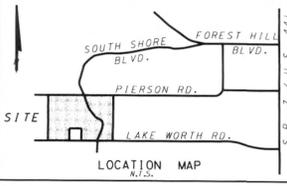
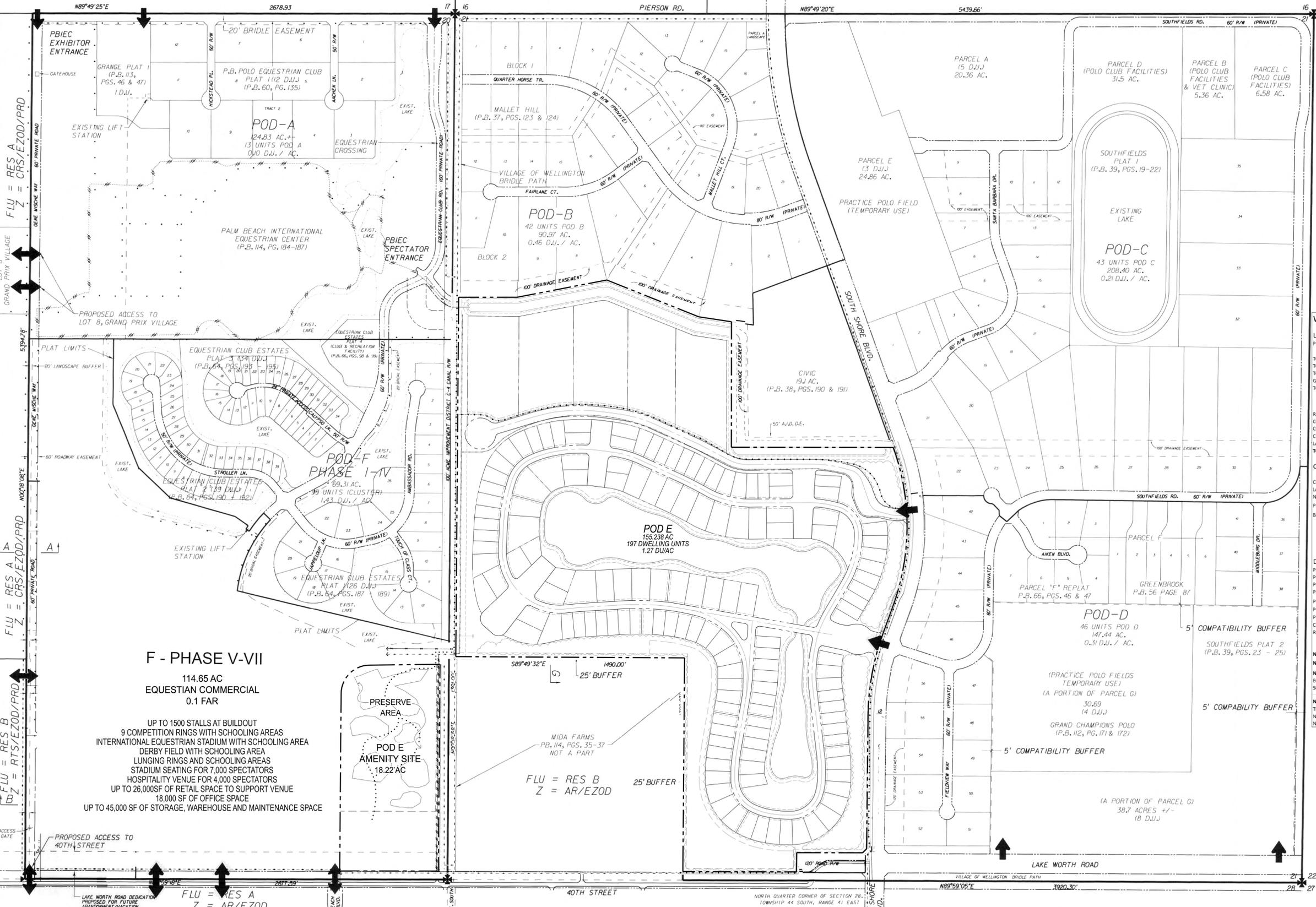
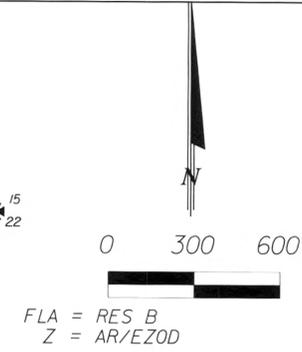


# Exhibit D - Proposed Wellington CountryPlace PUD Master Plan



**LEGEND:**  
 PUBLIC BRIDLE PATH  
 PRIVATE BRIDLE PATH  
 PUBLIC GOLF CART PATH  
 PRIVATE GOLF CART PATH  
 FLU = RES A  
 Z = AR/PUD/EZOD

FLU = CR  
 RES D  
 Z = PUD  
 FLU = CR  
 Z = AR/PUD/EZOD



**POD-A**  
 124.83 AC. +  
 13 UNITS POD A  
 0.10 D.U./AC.

**POD-B**  
 42 UNITS POD B  
 90.97 AC.  
 0.46 D.U./AC.

**POD-C**  
 43 UNITS POD C  
 208.40 AC.  
 0.21 D.U./AC.

**POD-D**  
 46 UNITS POD D  
 147.44 AC.  
 0.31 D.U./AC.

**POD-E**  
 155.238 AC  
 197 DWELLING UNITS  
 1.27 DU/AC

**POD-F PHASE I-IV**  
 69.31 AC.  
 99 UNITS (CLUSTER)  
 1.43 D.U./AC.

**F - PHASE V-VII**  
 114.65 AC  
 EQUINE COMMERCIAL  
 0.1 FAR

UP TO 1500 STALLS AT BUILDOUT  
 9 COMPETITION RINGS WITH SCHOOLING AREAS  
 INTERNATIONAL EQUESTRIAN STADIUM WITH SCHOOLING AREA  
 DERBY FIELD WITH SCHOOLING AREA  
 LUNGING RINGS AND SCHOOLING AREAS  
 STADIUM SEATING FOR 7,000 SPECTATORS  
 HOSPITALITY VENUE FOR 4,000 SPECTATORS  
 UP TO 26,000SF OF RETAIL SPACE TO SUPPORT VENUE  
 18,000 SF OF OFFICE SPACE  
 UP TO 45,000 SF OF STORAGE, WAREHOUSE AND MAINTENANCE SPACE

**POD E AMENITY SITE**  
 18.22 AC

**FLU = RES A  
 Z = AR/EZOD**

**WELLINGTON COUNTRYPLACE PUD**

LAND USE DATA  
 PETITION: 2022-0005-MPA

TOTAL ACRES	958.09	
TOTAL APPROVED DWELLING UNITS	442	
TOTAL PROPOSED DWELLING UNITS	440	
GROSS DENSITY	0.46	DU/AC
TOTAL TREES REQUIRED	27,820	

RESIDENTIAL USE	416.96	43.52%
COMMERCIAL USE	0.00	0.00%
COMMERCIAL RECREATION	397.53	41.49%
CIVIC	19.16	2.00%
LAKES, CANALS & PRESERVE	124.44	12.99%
<b>TOTAL</b>	<b>958.09</b>	<b>100.00%</b>

**OPEN SPACE CALCULATION**

COMMERCIAL RECREATION	397.53	50%	198.765
LAKES AND WATERBODIES	69.29	100%	69.29
NATURE PRESERVES & CONSERVATION	18.66	100%	18.66
PRIVATE OPEN SPACE*1	129.20	50%	64.60
BUFFERS & CANAL ROW	38.64	100%	38.64
			389.955
			40.70%

**DEVELOPMENT PARCELS**

POD A	124.83	13	0.10
POD B	90.97	42	0.46
POD C	208.40	43	0.21
POD D	147.44	46	0.31
POD E	173.46	197	1.14
POD F (PHASE I-IV)	69.31	99	1.43
POD F (PHASE V-VII)	114.65	N/A	N/A
CIVIC	19.10	N/A	N/A
ROW DEDICATIONS*2	9.93	N/A	N/A
	958.09	440	

**NOTE 1:** 50% OF ALL RESIDENTIAL LOTS > 25 ACRES

**NOTE 2:** ACREAGE FOR PREVIOUS ROW DEDICATIONS ASSOCIATED WITH PODS G, E & F

**NOTE 3:** THE MAXIMUM NUMBER OF DAILY WEEKDAY ATTENDEES AT THE COMMERCIAL EQUESTRIAN FACILITIES LOCATED ON POD F PHASES V-VII SHALL NOT EXCEED AN AVERAGE OF 5000 ATTENDEES, INCLUDING STAFF, VENDORS, EXHIBITORS AND SPECTATORS.

**NOTE 4:** WEEKEND PEAK EVENT SHALL NOT OCCUR SIMULTANEOUSLY WITH PBIEC AND WITH THE COMMERCIAL EQUESTRIAN FACILITIES LOCATED ON POD F PHASES V-VII. THE MAXIMUM NUMBER OF ATTENDEES INCLUDING STAFF, VENDORS, EXHIBITORS AND SPECTATORS SHALL NOT EXCEED 15,000 ATTENDEES DURING A WEEKEND PEAK EVENT.

**DEVELOPER:**  
 EQUESTRIAN SPORT PRODUCTIONS, LLC  
 14440 PIERSON ROAD  
 WELLINGTON, FLORIDA 33414

**ENGINEER & SURVEYOR:**  
 SEXTON ENGINEERING ASSOCIATES, INC.  
 110 PONCE DE LEON STREET, SUITE 100  
 ROYAL PALM BEACH, FLORIDA 33411

**ENVIRONMENTAL CONSULTANTS:**  
 CZR, INCORPORATED  
 2151 ALTERNATIVE AIA SOUTH  
 SUITE 2000  
 JUPITER, FLORIDA 33477

**MASTER LAND USE PLAN**

**PETITION NO. 16-147 (2016-060MPA11)**

DATE 11/18/2022  
SHEET 1 OF 2

PROJ. NO. 13747114  
SCALE 1"=300'

**SEXTON ENGINEERING ASSOCIATES, INC.**  
 CONSULTING ENGINEERS AND SURVEYORS  
 110 PONCE DE LEON STREET  
 ROYAL PALM BEACH, FLORIDA 33411  
 PHONE 561-792-3122 FAX 561-792-3168  
 FL REGISTRATION: LB0006837, EB 0007864

**WELLINGTON COUNTRYPLACE, PUD**  
**WELLINGTON, FLORIDA**

Ad PETITION NO. 16-147 (2016-060MPA11)  
 APPROVED DATE 11/3/2016  
 P&Z PROJECT MANAGER: Cdc  
 Admin. Master Plan Amendment

FLU = RES A  
 Z = AR/EZOD

SEE SHEET 2 OF 2 FOR CONDITION OF APPROVED AND REVISION NOTES.  
 SEE TYPICAL SECTIONS FOR SECTIONS A-G.